

Planning Commission Continuance

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: KEITH NEWMAN, PLANNER II *KN*
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THROUGH: ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER *AM*
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MEETING DATE: NOVEMBER 4, 2020

SUBJECT: DR20-87 PB BELL GILBERT COMMONS

STRATEGIC INITIATIVE: Exceptional Built Environment

To allow for multi-family residential housing within a commercial environment.

REQUEST

DR20-87 PB BELL GILBERT COMMONS: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 32.7 acres, generally located at the southwest corner of Cooper and Baseline Roads, and zoned Regional Commercial (RC) and Multi-Family/Medium (MF/M) with a Planned Area Development (PAD) overlay.

RECOMMENDED MOTION

Move to continue DR20-87, PB Bell Gilbert Commons to December 2, 2020.

APPLICANT

Company: Pew & Lake, PLC
Name: Ralph Pew
Address: 1744 S. Val Vista Drive Suite 217
Mesa, AZ 85204
Phone: 480-461-4670
Email: ralph.pew@pewandlake.com

OWNER

Company: SY Gilbert Commons I and II
Name: Bill Vierra
Address: 150 Pelican Way
San Rafael, CA 94901
Phone: 415-448-8321
Email: bill_vierra@sywest.com

BACKGROUND/DISCUSSION

History

| Date | Description |
|---------------------------|--|
| <i>September 22, 1981</i> | Town Council annexed 600 acres in annexation case A81-02, Ordinance No. 302. |
| <i>January 19, 1982</i> | Town Council adopted Ordinance No. 313 rezoning approximately 24 acres at the southwest corner of Cooper and Baseline Roads from Agricultural (AG) to General Commercial (C-2). |
| <i>November 27, 1984</i> | Town Council adopted Ordinance No. 404 from Agricultural (AG) to Residential (R-3) for 16.55 acres at the southwest corner of Cooper and Baseline Roads. The time limit was extended with Ordinance No. 441. |
| <i>May 26, 1992</i> | Town Council adopted Ordinance No 740 rezoning 16 acres from Multi-Family Residential (R-3) to Agricultural (AG) in case Z92-03. |
| <i>April 2, 2002</i> | Town Council adopted Ordinance No. 1389 rezoning 9.22 acres at the southwest corner of Cooper and Baseline Roads from Agricultural (AG) to General Commercial (GC) in case Z01-26. |
| <i>July 8, 2003</i> | Town Council adopted Ordinance No. 1490 rezoning approximately 48 acres from Agricultural (AG) to 38.41 Acres of General Commercial (GC) and 38.41 acres of Agricultural (AG) to Garden Industry (I-1) at the southwest corner of Cooper and Baseline Roads in case Z03-07. |
| <i>March 24, 2020</i> | Town Council adopted Resolution No. 4123 amending the General Plan for the subject site from Regional Commercial (RC) to Residential >14-25 DU/Acre land use classification for approx. 8.63 acres of property generally located at the southwest corner of Cooper and Baseline Roads in case GP19-05. |
| <i>March 24, 2020</i> | Town Council adopted Ordinance No. 2751 rezoning approximately 47.99 acres from Regional Commercial (RC) with a PAD overlay to approx. 39.36 acres of RC and 8.63 acres of Multi-Family/Medium (MF/M) all with a pad overlay at the southwest corner of Cooper and Baseline Roads in case Z19-15. |
| <i>August 5, 2020</i> | Planning Commission heard DR20-87 as a study session item. |
| <i>October 7, 2020</i> | Planning Commission continued DR20-87 to the November 4, 2020 hearing. |

Overview

PB Bell Gilbert Commons is a proposed 205-unit apartment community located at the southwest corner of Cooper and Baseline Roads. The site is approx. 32.7 acres with a density of 23.77 DU/Acre and zoned Multi-Family Medium (MF/M) with a Planned Area Development (PAD) overlay.

Surrounding Land Use & Zoning Designations:

| | Existing Land Use Classification | Existing Zoning | Existing Use |
|-------|--|---|--|
| North | Employment/Business Park (Mesa) | Light Industrial and Limited Commercial (Mesa) | Baseline Road and then Commercial and Light Industrial (Mesa) |
| South | Regional Commercial | Regional Commercial | Merrill Drive then Commercial and Place of Worship |
| East | General Commercial and Residential 3.5-5 DU/Acre | General Commercial, Single Family - 6 and Single Family - 7 | Cooper Road and Cooper Crossing Commercial center and Stonehenge Subdivision |
| West | Light Industrial | Light Industrial | Fuller Commercial Industrial Park (SRP substation and Friends for Life Animal Shelter) |
| Site | Residential >14-25 DU/Acre | Multi-Family/Medium (MF/M) | Shoppes at Gilbert Commons (existing) |

STAFF RECOMMENDATION

Move to continue DR20-87, PB Bell Gilbert Commons to December 2, 2020.

Respectfully submitted,



Keith Newman,
Planner II

Attachments and Enclosures:

- 1) Notice of Public Hearing/Vicinity Map

Notice of Public Hearing

Attachment 1: Notice of Public
Hearing/Vicinity Map**PLANNING COMMISSION DATE:****Wednesday, November 4, 2020* TIME: 6:00 PM**

LOCATION: Due to the impacts of the COVID-19 pandemic, all public meetings will be conducted using measures to protect public health until further notice. Please refer to the meeting agenda for methods of public participation, as permitted under Arizona state law.

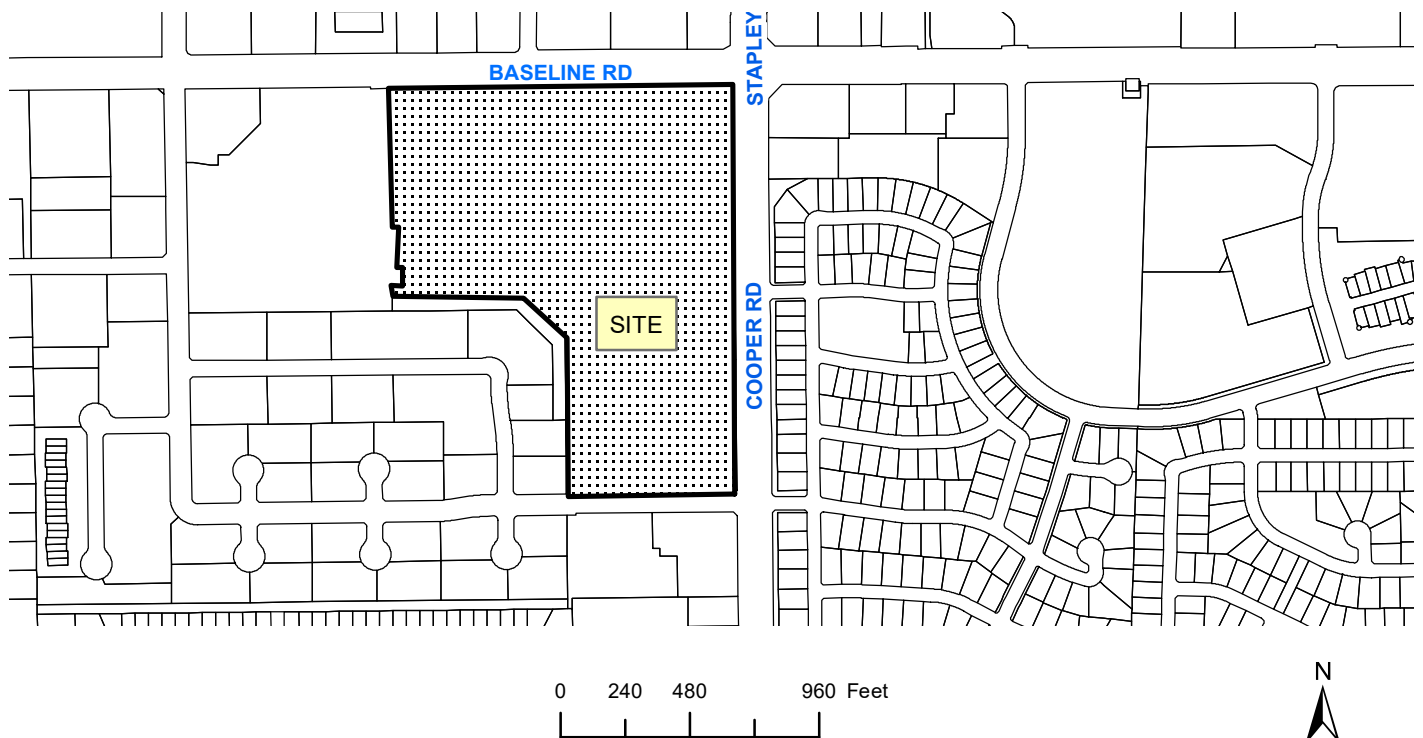
*Call Planning Division to verify date and time: (480) 503-6812

* The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission and www.gilbertdocs.com/gilbertagendaonline.

REQUESTED ACTION:

DR20-87 PB BELL GILBERT COMMONS: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 32.7 acres, generally located at the southwest corner of Cooper and Baselines Roads, and zoned Regional Commercial (RC) and Multi-Family/Medium (MF/M) with a Planned Area Development (PAD) overlay.

SITE LOCATION:



APPLICANT: Pew & Lake PLC
CONTACT: W. Ralph Pew
ADDRESS: 1744 S. Val Vista Dr., Suite 217
Mesa, AZ 85207

TELEPHONE: (480) 461-4670
E-MAIL: ralph.pew@pewandlake.com